#3498

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6378 PAGE 697

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Klein, Jr. et al (NAME)	First American National Bank of Nashville (NAME)	132-16
410 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	3rd Floor First American Center (STREET ADDRESS)	113
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	6DU-23360

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HAROLD R. DYER and wife FRANCES J. DYER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. KLEIN, JR. and JEFFREY J. KLEIN, and CYNTHIA K. SIMMONS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 832 on the Plan of Caldwell Hall, Section XIII, as of record in Plat Book 3300, page 66, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Harold R. Dyer and wife, Frances J. Dyer by deed from J. H. Reneau, III and Margaret Melton Reneau of record in Book 4515, page 385, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 1788, page 108; amended in Book 3400, page 226; Book 3435, page 357 and Book 3502, page 555 and; (3) All matters appearing on the Plan of record in Plat Book 3300, page 66, said Register's Office.

I 4 8 6 5 5

T IDENTIF. REFERENCE

SEP 11 10 24 AM '84

FILED & RECORDED BY REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 410 Lynn Drive Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of September, 1984

Harold R. Dyer
HAROLD R. DYER

Frances J. Dyer
FRANCES J. DYER

Frances J. Dyer

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6378 PAGE 698

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAROLD R. DYER and FRANCES J. DYER the bargainor s, with whom I am personally acquainted,* and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of September, 1984.

My commission expires 1/20/85 Notary Public

*or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

James H. Klein Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 1984

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HAROLD R. DYER and wife,

FRANCES J. DYER

TO

JAMES H. KLEIN, JR.

JEFFREY J. KLEIN

CYNTHIA K. SIMMONS

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

3415

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6378 PAGE 699

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49900.00-	CAMT.
			129.74	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	136.24-
9415A	09/11/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 8 8 5 5

IDENTIF. REFERENCE

SEP 11 10 04 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0067975